

## **MANSFIELD TOWNSHIP COMMITTEE MEETING**

**March 9, 2022**

This is a regular meeting of the Mansfield Township Committee. The notice requirements of the law have been satisfied for this meeting by notice to the Express Times NJ Zone of the time, date and location thereof. Notice was also posted on the announcement board located in the Municipal Building.

Roll Call: Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Salute to the flag was done by all.

### **PUBLIC PORTION – CONSENT AGENDA ITEMS**

Mayor Watters opened the Public Portion of the meeting for comments on the Consent Agenda Items.

Seeing none, the Public Portion for Consent Agenda Items was closed.

### **CLERK'S REPORT**

Mrs. Orlando reported:

Safety Award – Township received award from Joint Insurance Fund for 2021 – Loss Control Award for implementation of loss control and safety procedures.

### **CFO REPORT**

Mrs. Mollineaux reported:

Budget Meeting – requested a special meeting with the Committee on March 23<sup>rd</sup> at 6:30 pm to review the budget. If everything is okay, the budget will be introduced the first meeting in April.

### **EMPLOYEES' REPORTS**

There were no reports at this time.

### **ENGINEER'S REPORT**

In Mr. Quamme's absence, Mrs. Orlando reported:

Mount Bethel Community Center septic and well plans are completed. The application and fee will be sent to the county. Eclectic Engineering says they are on schedule for early spring bid. Watters Rd. NJDOT Municipal Aid project has been closed out and payment received by Township. Heiser Rd documents have been prepared and emailed for signing. Airport Rd needs more information from John Snyder before we can finish paperwork.

Recreational Pole Building – project location map, project detail map, and an electrical trench detail were added.

Vachon Properties – survey and description reviewed and accepted.

269 Hazen Rd the zoning officer reviewed the site and advised no actions until the LUB hearing.

**CONSENT AGENDA**

Each of the following resolutions were presented before the Township Committee at the March 9, 2022 meeting and have the unanimous approval of all the members of the Township Committee, with the same legal effect as though each was read in its entirety at the March 9, 2022 meeting and adopted by separate vote.

Motion by Mr. Hayes, second by Mr. McGuinness.

Ayes: Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: Mr. Farino

Abstain: None

Authorizing Lien Redemption Block 2708 Lot 12

***Be It Resolved,***

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS**, the Tax Collector of the Township of Mansfield has advised the Committee that the following properties have been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield this 9th day of March, 2022 that payment is to be made to the certificate holder as noted:

Evolve Bank & Trust  
6070 Poplar Avenue  
Suite 200  
Memphis, TN 38119

Block 2708 Lot 12      Certificate # 21-00031      \$ 6,183.55

Total Redemption Proceeds      \$ 6,183.55

Total Premium Amounts      \$22,800.00

Authorizing Lien Redemption Block 1701 Lot 4

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS**, the Tax Collector of the Township of Mansfield has advised the Committee that the following properties have been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield this 9th day of March, 2022 that payment is to be made to the certificate holder as noted:

FIG Cust FIGNJ19LLC & Sec Pty  
P.O. Box 54472  
New Orleans, LA 70154-4226

Block 1701 Lot 4      Certificate # 21-00020      \$ 1,859.20

Total Redemption Proceeds    \$ 1,859.20  
Total Premium Amounts        \$12,300.00

Authorizing Lien Redemption Block 2711 Lot 12

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS**, the Tax Collector of the Township of Mansfield has advised the Committee that the following property has been redeemed and the money due thereon paid to the Township of Mansfield Tax Collector;

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Mansfield this 9th day of March, 2022 that payment is to be made to the certificate holder as noted:

Eagle Ray Investments, LLC  
5208 Griggs Avenue  
North Port, FL 34291

Block 2711 Lot 12      Certificate # 21-00026      \$224.41

Total Redemption Proceeds    \$ 224.41

Authorizing closure of an escrow account with an unexpended balance

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS**, American Water issued a check on September 22, 2020 for a Road Opening Application (65 Clinton Avenue) to the Township of Mansfield, County of Warren; and  
**WHEREAS**, the Township Engineer has advised that the road opening is complete and in good order; and

**WHEREAS**, a purchase order has been sent by Regular Mail and Certified Mail Return Receipt Requested as well as phone calls have been made with no response to date; and

**WHEREAS**, the Finance Department of the Township of Mansfield has indicated that a resolution should be adopted to officially close the account and transfer the unexpended balance to the Township.

**NOW THEREFORE BE IT RESOLVED**, that the unexpended balance regarding the escrow account be transferred from the escrow account to the Township of Mansfield Current Fund.

Account # 14-289-56-0361    American Water      \$ 150.00

**BE IT FURTHER RESOLVED**, if in the future American Water request the refund, the Township of Mansfield will comply.

Authorizing closure of escrow accounts with an unexpended balance

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS**, SJI Utilities, Inc. issued the following checks for Road Opening Applications to the Township of Mansfield, County of Warren; and

Date: 6/25/20      Application for 11 Walter Terrace  
Date: 10/27/20      Application for 19 Brantwood Terrace  
Date: 12/08/20      Application for 803 Rockport Road

**WHEREAS**, the Township Engineer has advised that the road openings are complete and in good order for the above locations; and

**WHEREAS**, a purchase order has been sent by Regular Mail and Certified Mail Return Receipt Requested as well as phone calls have been made with no response to date; and

**WHEREAS**, the Finance Department of the Township of Mansfield has indicated that a resolution should be adopted to officially close the accounts and transfer the unexpended balances to the Township.

**NOW THEREFORE BE IT RESOLVED**, that the unexpended balances regarding the escrow accounts be transferred from the escrow accounts to the Township of Mansfield Current Fund.

Account # 14-289-56-0337-0000 SJI Utilities, Inc. \$ 350.00 (11 Walter Terrace)

Account # 14-289-56-0379-0000 SJI Utilities, Inc. \$ 150.00 (19 Brantwood

Terrace)

Account # 14-289-56-0387-0000 SJI Utilities, Inc. \$ 150.00 (803 Rockport Road)

**BE IT FURTHER RESOLVED**, if in the future SJI Utilities, Inc. request refunds, the Township of Mansfield will comply.

AUTHORIZING AGREEMENT WITH BBG REAL ESTATE SERVICES

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS**, the Township Tax Assessor has recommended that the Township of Mansfield retain professional real estate appraisal and consulting services to assist the Township of Mansfield with outstanding tax appeal matters in the Tax Court of New Jersey; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:1 1-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection.

**WHEREAS**, the Chief Financial Officer has certified as to the availability of funds for these services not to exceed \$15,000.00;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mansfield that the agreement with Louis S. Izenberg with BBG Real Estate Services is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:1 1-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law. A copy of the Agreement is on file for inspection with the Clerk of the Township of Mansfield, and notice of this action shall be printed once in the Express Times-NJ Zone Edition.

AUTHORIZING SETTLEMENT OF SOSIS V TOWNSHIP OF MANSFIELD, WRN-L-8-22

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**Whereas;** William A. Sosis filed a records request with the Township of Mansfield’s Custodian of Records pursuant to the Open Public Records Act (“OPRA”) which sought invoices; and  
**Whereas;** Mr. Sosis alleged that the invoices were not provided to him unjustly; and  
**Whereas;** the Township asserted that the invoices were not releasable; and  
**Whereas;** Mr. Sosis instituted a lawsuit in the Superior Court of New Jersey, captioned as Sosis v Township of Mansfield, bearing Docket No.: WRN-L-8-22 (the “Lawsuit”); and  
**Whereas;** the prevailing party in OPRA litigation is entitled to an award of attorney’s fees and costs; and  
**Whereas;** the parties have negotiated a settlement in the Lawsuit wherein the minutes were provided and a counsel fee in the amount of \$1935.80 shall be paid to Mr. Sosis’s attorney;  
**Now therefore be it resolved;** by the Township of Mansfield that it authorizes payment to be made in the amount of \$1935.80 to William A. Sosis’s counsel in the Lawsuit, Walter M. Luers, Esq.

Authorizing Payment of Municipal Obligations

*Be It Resolved,*

**By the Township Committee of Township of Mansfield, County of Warren, New Jersey, that:**

**WHEREAS,** the Township Committee of the Township of Mansfield, County of Warren, finds and declares that certain municipal obligations have come due and are now payable; and  
**WHEREAS,** the Township Committee further finds and declares that said obligations have been itemized on the annexed schedules, which are hereby deemed part of this Resolution;  
**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Mansfield does hereby authorize payment of said municipal obligations, in accordance with the recommendations of the Chief Financial Officer and the Deputy Treasurer, from the following accounts and in the following amounts:

PREPAID LIST	
CURRENT	\$140616.38
CAPITAL	
TRUST	\$
DOG	\$
RECREATION	
OPEN SPACE	\$
DEV ESCROW	
UNEMPLOYMENT	\$106.71
TAX PREMIUM	
MANDATORY DEV	
OUTSIDE EMPLOY	
<b>TOTAL</b>	<b>\$140,723.09</b>

BILLS LIST	
CURRENT	\$655,769.93
CAPITAL	\$16,601.20
TRUST	\$
DOG	\$195.60
RECREATION	\$
OPEN SPACE	\$300.00
DEV ESCROW	\$4,575.00
UNEMPLOYMENT	\$
TAX PREMIUM	\$73,200.00
MANDATORY DEV	\$
OUTSIDE EMPLOY	\$
FORF ASSETS	\$
<b>TOTAL</b>	<b>\$750,641.74</b>

### **COMMITTEE COMMENTS**

Board of Ed Agenda – Mrs. Mora Dillon requested to be put on agenda for BOE meeting to speak about options to save money. Request was denied. The meeting is March 24<sup>th</sup> at 7 pm.

### **PUBLIC PORTION**

Mayor Watters opened the Public Portion of the meeting for comments.

Carol Thompson, 510 Rt. 57, asked if a new zoning officer has been hired. The situation with Rt. 57 Auto is the same with wrecked, crushed vehicles stored outside the fence. They are operating without a license. Mrs. Orlando advised Mrs. Thompson on what she is working on to help move this case along.

Michael Misertino, 8 Walter Terrace, asked why the Washington Township shared service building inspector put a halt on fireplace inserts stating they must all have outside air coming in. Mr. Misertino's contractor said only Washington Township and Mansfield have a hold on this. He asked if the Committee can reach out to other township building inspectors for clarification. Mrs. Orlando will look into the matter.

Mayor Watters asked for further comment from the public; seeing none, the public portion was closed.

### **EXECUTIVE SESSION**

Mayor Watters announced moving into Executive Session at 7:54 pm

Mrs. Mora Dillon made a motion to go into Executive Session at 7:54 pm, which was seconded by Mr. Hayes.

Mr. Lavery stated the Executive Session discussion will include:

- Contractual dealing with Hazen Road
- Four personnel matters

Ayes: Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: Mr. Farino

Abstain: None

### **RETURN FROM EXECUTIVE SESSION**

Return from Executive Session at 8:56 pm.

Roll Call: Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Mr. Lavery announced the return from Executive Session at 8:56pm where they discussed:

- Contractual dealing with Hazen Road
- Three personnel matters
- One attorney/Client privilege zoning matter

No official action was taken. Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest.

Mr. Lavery requested a motion to authorize a letter be sent to the County with regards to food recycling.

Mr. Hayes made a motion to send a letter to the County with regards to food recycling, which was seconded by Mrs. Mora Dillon.

Ayes: Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: Mr. Farino

Abstain: None

Mr. Hayes made a motion to adjourn at 8:58 pm, carried unanimously.

Respectfully submitted,  
Illena Raffaele  
Deputy Clerk/Registrar